

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>02-153</u></a>	<a href="#"><u>C &amp; C DEVELOPMENT GROUP L. L. C.</u></a>
<a href="#"><u>03-076</u></a>	<a href="#"><u>SHOMA HOMES @ BELLAGIO L. L. C.</u></a>
<a href="#"><u>03-087</u></a>	<a href="#"><u>F &amp; C TRUCKING, INC.</u></a>
<a href="#"><u>03-138</u></a>	<a href="#"><u>BBE DEVELOPMENT CORP.</u></a>
<a href="#"><u>03-139</u></a>	<a href="#"><u>GEFEN, INC.</u></a>
<a href="#"><u>03-141</u></a>	<a href="#"><u>TRIPLE FFF INVESTMENTS, INC.</u></a>
<a href="#"><u>03-154</u></a>	<a href="#"><u>A &amp; T HOLDINGS L. L. C.</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 7/10/03 TO THIS DATE:

HEARING NO. 03-7-CZ5-1 (02-153)

4-52-40  
Council Area 5  
Comm. Dist. 12

APPLICANT: C & C DEVELOPMENT GROUP L. L. C.

MODIFICATION of Condition #2 of Resolution Z-33-00, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Albertsons,' as prepared by Design Tech International, Inc., dated stamped received 11/9/00 and consisting of 7 sheets and Alcoholic Beverage Survey entitled 'Albertson's Specific Purpose Survey,' as prepared by Pulice Land Surveyors, Inc., dated Dec. 11, 1999."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Retail Building for Prestige Builders,' as prepared by Albert O. Gonzalez, Architect, dated stamped received 5/21/03 and consisting of 3 pages and a survey by Blanco Surveyors, Inc., consisting of 1 sheet and dated received 5/07/02."

The purpose of this request is to permit the applicant to modify site plans for a previously approved shopping center.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17) (Ordinance #03-93).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "B" of LAKES ON THE GREEN BUSINESS PARK, SECTION TWO, Plat book 148, Page 24.

LOCATION: Lying on the Southwest corner of N.W. 87 Avenue and N.W. 189 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.65 Acres

PRESENT ZONING: BU-1A (Business – Limited)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 7/10/03 TO THIS DATE:

HEARING NO. 03-7-CZ5-3 (03-138)

9-52-40  
Council Area 5  
Comm. Dist. 12

APPLICANT: BBE DEVELOPMENT CORP.

AU to RU-1M(a)

SUBJECT PROPERTY: Tract 29, in Section 9, Township 52 South, Range 40 East of  
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, Plat book 2, Page 17.

LOCATION: Lying east of theoretical N.W. 97 Avenue & north of theoretical N.W. 182 Street,  
Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

AU (Agricultural – Residential)

RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 7/10/03 TO THIS DATE:

HEARING NO. 03-7-CZ5-4 (03-139)

9-52-40  
Council Area 5  
Comm. Dist. 12

APPLICANT: GEFEN, INC.

AU to RU-1M(a)

SUBJECT PROPERTY: Tract 32 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, in Section 9, Township 52 South, Range 40 East, Plat book 2, Page 17, less the following portion of Tract 32; begin at a point on the north boundary of said Section 9, N89°37'11"E 116.86' from the Northwest corner thereof, and run N89°37'11"E 89.39'; thence S47°27'31"W for 268.7'; thence N2°37'34"W for 78.23'; thence N47°27'31"E for 152.24' to the Point of beginning and less the right-of-way for State Road 821 (Homestead Extension of Florida's Turnpike).

LOCATION: Lying east of theoretical N.W. 97 Avenue & South of theoretical N.W. 186 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10± Acres

AU (Agricultural – Residential)  
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/10/03 TO THIS DATE:

HEARING NO. 03-7-CZ5-5 (03-141)

19-52-40  
Council Area 5  
Comm. Dist. 12

APPLICANT: TRIPLE FFF INVESTMENTS, INC.

AU to IU-1

SUBJECT PROPERTY: Tract 59, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, Plat book 2, Page 17 in Section 19, Township 52 South, Range 40 East.

LOCATION: The Northeast corner of N.W. 112 Avenue and theoretical N.W. 140 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

AU (Agricultural – Residential)  
IU-1 (Industry – Light)

APPLICANT: SHOMA HOMES @ BELLAGIO L. L. C.

GU to PAD

SUBJECT PROPERTY: Tracts 33 through 36, both inclusive, in Section 21, Township 52 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, Plat book 2, Page 17; LESS the part thereof taken in Eminent Domain proceedings, Case No. 79-5-184 for Interstate 75, being more particularly described as follows:

Begin at the Northeast corner of the SE  $\frac{1}{4}$  of said Section 21, Township 51 South, Range 40 East; thence run S2°36'44"E along the east line of the SW  $\frac{1}{4}$  of said Section 21 for 1,320.8' to an intersection with the south line of said Tract 36; thence run S89°37'29"W along the last described south line for 600.85' to a point on a circular curve concave to the Northwest and having a radius of 1,035.92'; thence from a tangent bearing of N18°49'16"E, run NE/ly 315.33' through a central angle of 17°26'26" in the end of this portion of said curve; thence run N1°50'49"E for 768.1'; thence run N2°37'10"W for 243.52' to an intersection with the north line of the SW  $\frac{1}{4}$ ; thence run N89°37'02"E along the last described north line for 471.94' to the Point of beginning and all rights of ingress, egress, light air and view between the remaining portions of said Tracts 33 through 36 and any facility constructed on the portion taken for Interstate 75. AND: Tracts 37, 38, 43, 44 and 45 in Section 21, Township 52 South, Range 40 East, a Subdivision of FLORIDA FRUIT LAND COMPANY, Plat book 2, Page 17, less those portions of said Tracts 37 and 38 conveyed to the State of Florida Department of Transportation in Deed filed July 20, 1979, in Official Records Book 10458, Page 2138. AND: Tract 46 in Section 21, Township 52 South, Range 40 East, Plat book 2, Page 17. AND: Portions of Tract 39, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, of Section 21, Township 52 South, Range 40 East, Plat Book 2, Page 17, being more particularly described as follows: Begin of the Southwest corner of said Tract 39, thence N02°37'47"W, along the west line of said Tract 39, for 330.2', to the Northwest corner of said Tract 39; thence N89°37'53"E, along the north line of said Tract 39, for 319.94', to a point on the W/ly right-of-way line of I-75, said point also being on a circular curve, said curve being concave to the Northwest and having a radius of 1,315.92'; thence SW/ly along the arc of said curve and along said W/ly right-of-way line of I-75, through a central angle of 11°03'51" for an arc distance of 254.11'; thence N77°18'30"W, along said W/ly right-of-way line of I-75; thence S11°23'07"W, along said W/ly right-of-way line of I-75, to a point on the south line on said Tract 39; thence S89°38'06"W, along said south line of Tract 39, for 74.4', to the Point of beginning.

LOCATION: East of N.W. 97 Avenue & south of N.W. 146 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 73.62 Acres

GU (Interim)  
PAD (Planned Area Development)

HEARING NO. 03-9-CZ5-2 (03-87)

19-52-40  
Council Area 5  
Comm. Dist. 12

APPLICANT: F & C TRUCKING, INC.

AU to IU-1

SUBJECT PROPERTY: Tract 63 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION #1,  
Plat book 2, Page 17 in Section 19, Township 52 South, Range 40 East.

LOCATION: The Northeast corner of theoretical N.W. 112 Avenue & theoretical N.W. 144  
Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

AU (Agricultural – Residential)

IU-1 (Industry – Light)

APPLICANT: A & T HOLDINGS L. L. C.

GU to RU-1M(b)

SUBJECT PROPERTY: That portion of the SW  $\frac{1}{4}$  of Section 4, Township 52 South, Range 40 East being a portion of Tracts 19 through 23 of CHAMBERS LAND COMPANY SUBDIVISION of said SW  $\frac{1}{4}$  of said Section 4, Plat book 2, Pages 27 & 68. Said parcel being bounded as follows:

On the south by the south line of said Section 4; on the north and east by the west right-of-way line of I-75 (State Road 93) as shown on Florida Department of Transportation Right-of-Way Map Section 87075-2402 (last revised 12<sup>th</sup> July, 1978, Sheets No. 3 through 7); on the west by the east right-of-way line of the Homestead Extension of Florida's Turnpike as shown on Florida Department of Transportation Right-of-Way Map Section 87005.2313 (last revised 1<sup>st</sup> of November, 1971, Sheets No. 1 through 5).

LOCATION: The Northeast corner of theoretical N.W. 186 Street & theoretical N.W. 97 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 14.97 Acres

GU (Interim)  
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)